

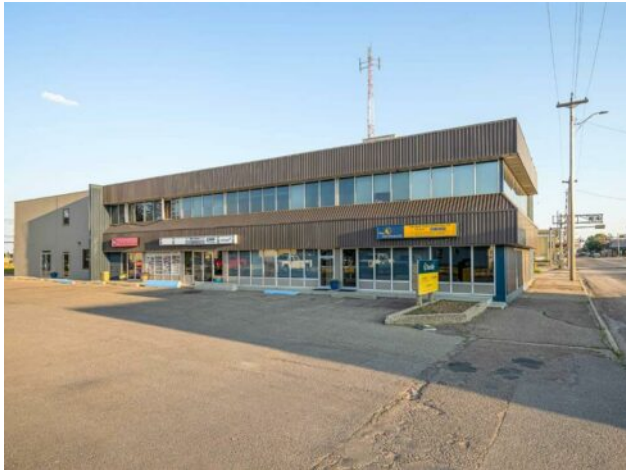


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

104, 5303 50 Avenue
Lloydminster, Saskatchewan

MLS # A2220090



\$725 per month

Division: NONE
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 1,479 sq.ft.
Zoning: -

Heating: Natural Gas
Floors: -
Roof: -
Exterior: Concrete
Water: -
Sewer: -
Inclusions: n/a

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: -
Lot Feat: -

Wide open space for you to work with as needed. This spacious open plan offers brand new flooring and freshly painted. A perfect space for a yoga studio or retail. This space can easily be rented as a whole or the smaller rear office area and access to rear parking can be closed off making the front space 725 sq. ft. This unit has a shared bathroom in the adjacent common area with one other unit. This building has been well managed and well cared for and has excellent exposure along Hwy 17, plenty of parking front and back. Tenant pays utilities and CC at \$5.08 per sq. ft. CC includes water, common area maintenance/utilities, lot maintenance, garbage, taxes and insurance.